

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	105 Graham Street, Port Melbourne Vic 3207
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,300,000	&	\$1,430,000
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Median sale price

Median price	\$1,350,000	House	X	Unit		Suburb	Port Melbourne
Period - From	01/07/2017	to	30/09/2017	Source	REIV		

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	31 Albert St PORT MELBOURNE 3207	\$1,335,000	27/05/2017
2	33 Withers St ALBERT PARK 3206	\$1,405,000	27/05/2017
3	120 Clark St PORT MELBOURNE 3207	\$1,450,000	18/11/2017

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~



Rooms:

Property Type: House - Terrace

Land Size: 206 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

September quarter 2017: \$1,350,000

Comparable Properties



31 Albert St PORT MELBOURNE 3207 (REI/VG) Agent Comments



Price: \$1,335,000

Method: Auction Sale

Date: 27/05/2017

Rooms: 5

Property Type: House (Res)

Land Size: 184 sqm approx



33 Withers St ALBERT PARK 3206 (REI/VG)

Agent Comments



Price: \$1,405,000

Method: Auction Sale

Date: 27/05/2017

Rooms: -

Property Type: House (Res)

Land Size: 153 sqm approx



120 Clark St PORT MELBOURNE 3207 (REI)

Agent Comments



Price: \$1,450,000

Method: Auction Sale

Date: 18/11/2017

Rooms: 3

Property Type: House (Res)

Land Size: 190 sqm approx